

**SPRINGFIELD TOWNSHIP  
PLANNING COMMISSION  
MEETING MINUTES  
March 15, 2022**

The Springfield Township Planning Commission met for their regularly scheduled meeting at 7:01 P.M., in the Boardroom of the Springfield Township Administration Building, located at 1510 Paper Mill Road, Wyndmoor, PA 19038. Present at the meeting were Ms. Murray, Mr. Sands, Mr. Schaefer, Mr. Quill, Mr. Gutowski, Mr. Mascaro and Ms. Helwig. Also in attendance were Commissioner Baird Standish, Anne Nygard, Community Planner from Montgomery County Planning Commission and Mark Penecale, Director of Planning & Zoning.

**Approval of the Minutes:**

The minutes of the February 1, 2022 meeting were approved as submitted.

**Old Business:**

There was no old business to discuss.

**Commissioner's Report:**

Commissioner Standish informed the Planning Commission that the Land Development Plan for the proposed bank pad addition at Flourtown Shopping Center was approved. The approval included additional landscaping along the property line adjoining the residential properties fronting on Sunnybrook Road. He informed everyone that the improvements at Mermaid Park have begun and that the park is projected to be closed until the fall of this year. He discussed a meeting of three of the Board of Commissioners held to vet the forming of an Open Space Committee. He stated that he is looking at this more as a "Green Space Committee" and that group has discussed "Pocket Parks" as opposed to the purchase of large parcels of ground. The Commissioner informed the Planning Commission that they would not be standing in opposition to the Zoning Hearing Board application filed by Mr. and Mrs. Murphy for the development of a vacant lot on Carolton Way.

Mr. Gutowski asked that the proposed ad-hoc "Green Space Committee" consider including the Township tree canopy cover goals as a factor in creating green space goals and policy recommendations that could be articulated in the next Comprehensive Plan.

**New Business:**

The Planning Commission reviewed the Land Development Plan submitted by Mr. Raymond Webb, owner of Flourtown Swim Club, for the construction of a 3,200 square foot, single story, pole barn structure at 1528 Bethlehem Pike, Flourtown, PA 19031. Mr. Webb explained that one of the existing three tennis courts would be removed and the proposed building would be

installed in that location. The post development impervious coverage would be less than existing coverage on the site. Mr. Webb committed to install seepage pits to handle the run-off from the proposed new building. Mr. Webb explained that the proposed new building would eliminate the need for the rental of tents each year. The Planning Commission was informed that the need for this building is due to the increase in the number of storm events we have experienced in the last few years and the need to provide a safer environment for families and children that use the Swim Club and the Summer Camp,

Several questions were raised concerning the Zoning Hearing Board approval of this application received in February of 2022.

Mr. Penecale explained that the conditions of the 1960 Zoning Hearing Board Approval were all carried forward with this approval, with one exception. That exception allows the Swim Club to host one evening swim meet a year and that meet must be over by 9:00 p.m.

Mr. Quill asked about the number of swim meets held per year.

Mr. Webb stated that the swim team has 6 swim meets a year. Three of those are away meets and three are hosted by the Club. Two of those meets are held on Saturday mornings and are over by noon, but the third has a 6:00 P.M. start time and is over by 9:00 P.M.

Mr. Sands asked for the details on the make-up of the existing tennis courts and the type of foundation proposed for this structure.

Mr. Michael Fina, PE, the projects engineer explained that the existing tennis court would be completely removed and a new slab with a foundation will be poured to support the proposed new building.

Mr. Webb stated that the remaining two tennis courts would be resurfaced.

Mr. Gutowski stated that he supports this project 100%.

Mr. Mascaro asked what months the Swim Club and Summer Camp operates.

Mr. Webb stated that the facility is closed from October thru April each year. In addition, he stated that the building would not be leased out for any third party events. Mr. Webb explained that the building will have air conditioning, electric and plumbing, but no heating system will be installed.

Mr. Sands asked if a building permit is required for a building of this type.

Mr. Penecale explained that the proposed building is over 1,000 square feet and is subject to the requirements of the State Building Code. He stated that this building is not viewed as an

accessory building, but is treated as an assembly building and would be required to be ADA accessible.

Ms. Anne Nygard asked if the applicant has considered installing additional landscaping along the edge of the parking lots to provide greater buffer to homes fronting on Bysher Avenue.

Mr. Webb stated that he would take that under advisement.

Ms. Helwig asked if there were any additional questions, seeing none, she asked if there was motion of this application.

**Ms. Murray** made a motion to approve the application as submitted. This was seconded by Mr. Schaefer. Ms. Helwig noted that there no pending waiver requests for this application. There was no additional discussion, and Ms. Helwig called for a vote.

The Planning Commission recommended approval of this plan by a vote of 7 to 0.

Mr. Penecale distributed packets for the April 5, 2022 meeting.

The meeting was adjourned at 7:28 P.M.

Respectfully Submitted  
Mark A. Penecale  
Director of Planning & Zoning